

**BEFORE THE PLANNING COMMISSION
FOR
THE CITY OF BEAVERTON, OREGON**

After recording return to:
City of Beaverton, City Recorder:
4755 SW Griffith Drive
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF)	ORDER NO. 2326
A MAJOR ADJUSTMENT TO ALLOW REDUCED SIDE)	ADJ2013-0001 ORDER APPROVING
YARD SETBACKS. (PEBBLESTONE SINGLE FAMILY)	PEBBLESTONE SINGLE FAMILY DETACHED
DETACHED SUBDIVISION). THE DALTON)	SUBDIVISION.
COMPANY, APPLICANT.)	
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The matter came before the Planning Commission on July 24, 2013, on a request of a Major Adjustment application to allow reduced side yard setbacks. The proposal includes three-foot side yard setbacks, rather than the minimum side yard setback of five-feet for the R2 zone. The subject site is currently vacant and is located west of NW 158th Avenue on the north side of NW Blueridge Drive, specifically identified as Tax Lot 13600 on Washington County Tax Assessor's Map 1N1-32CB.

Pursuant to Ordinance 2050 (Development Code), Sections 50.15.2 and 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated July 17, 2013, and the

findings contained therein, as applicable to the approval criteria contained in Section 40.10.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **ADJ2013-0001** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report dated July 17, 2013, and subject to the conditions of approval as follows:

1. Approval of ADJ2013-0001 is subject to approval of LD2013-0005. (Planning Div./CP)

Motion **CARRIED**, by the following vote:

AYES:	Maks, Nye, Kiene, Stephen, Winter and Overhage.
NAYS:	None.
ABSTAIN:	None.
ABSENT:	Doukas.

Dated this 1st day of August, 2013.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2326 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community and Economic Development Department's office by no later than 5:00 p.m. on Monday, August 12 2013.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

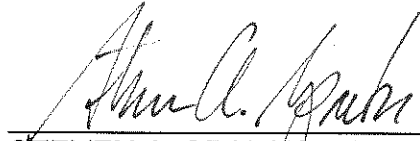


CASSERA PHIPPS
Assistant Planner

APPROVED:



KIM OVERHAGE
Chair



STEVEN A. SPARKS, AICP
Planning Division Manager